

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 16, 1966

Appeal No. 8998 Grant S. Garris, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried, with Mr. Arthur B. Hatton dissenting, the following Order was entered at the meeting of the Board on November 29, 1966.

EFFECTIVE DATE OF ORDER -- March 17, 1967

ORDERED:

That the appeal for a variance from the provisions of Section 3301.1 requiring 900 square feet per unit in conversion of building at 301 - 11th Street, SE., lot 810, square 970, be granted.

FINDINGS OF FACT:

- (1) Appellant's property is located in an R-4 District.
- (2) The subject lot has a frontage of 25 feet on 11th Street and a depth of 76 feet and contains approximately 1,900 square feet.
- (3) The lot is improved with a two story brick structure at the end of a row of dwellings. The lower floor has a store front and is occupied as a barber shop. The second floor now contains an apartment.
- (4) The building contains approximately 3,155 square feet.
- (5) Appellant proposes to have one apartment at the rear of the first floor with a smaller barber shop on the front, and two apartments at the second floor. No structural alterations to the building will be made.
- (6) The size of the lot is less than required by the Zoning Regulations in the R-4 District, which require 2,700 square feet of land in order to convert to three apartment units.

(7) No opposition to the granting of this appeal was registered at the public hearing. The Capitol Hill Southeast Citizens Association and the Capitol Hill Restoration Society oppose the granting of this appeal.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Regulations and that a denial of the request will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

We are further of the opinion that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Maps.

Reference is made to the Opinion of the Board forming part of the Order in Appeal Number 8631 for a statement of the reasons of the Board for granting this and similar appeals.